

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

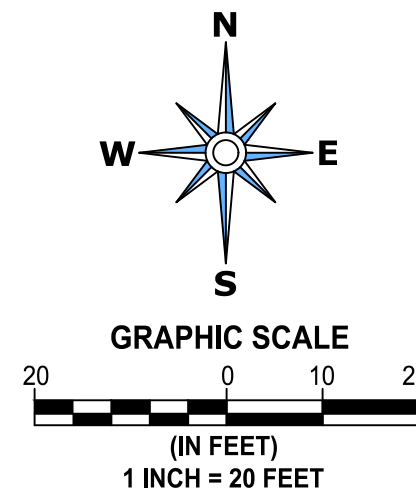
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORRAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LOCATION MAP
SCALE = N.T.S.

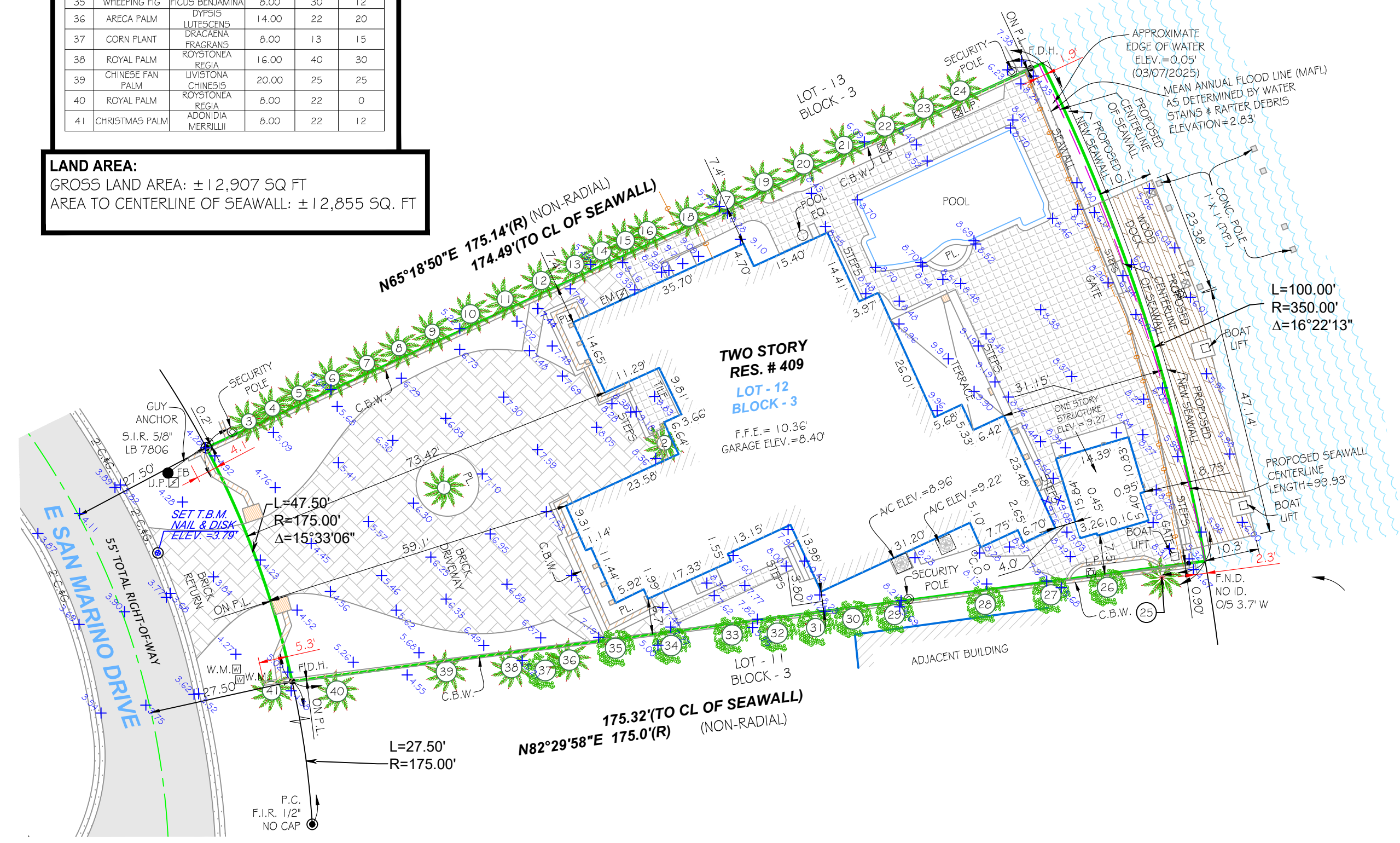


TREE TABLE					
No.	Common Name	Scientific Name	Diameter (inch.)	Height (feet)	Spread (feet)
1	SYLVESTER PALM	PHOENIX SYLVESTRIS	13.00	25	16
2	CHINESE FAN PALM	LIVISTONA CHINEENSIS	16.00	14	26
3	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
4	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
5	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
6	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
7	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
8	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
9	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
10	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
11	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
12	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
13	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
14	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
15	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
16	FIGHTTAIL PALM	CARYOTA MITIS	14.00	22	14
17	PITCH APPLE TR	CLUSIA ROSEA	12.00	24	14
18	CABADA PALM	DYPSIS CABADAE	10.00	20	14
19	CABADA PALM	DYPSIS CABADAE	10.00	20	14
20	CABADA PALM	DYPSIS CABADAE	10.00	20	14
21	CABADA PALM	DYPSIS CABADAE	10.00	20	14
22	CABADA PALM	DYPSIS CABADAE	10.00	20	14
23	CABADA PALM	DYPSIS CABADAE	10.00	20	14
24	CABADA PALM	DYPSIS CABADAE	10.00	20	14
25	ARECA PALM	DYPSIS LUTESCENS	12.00	18	18
26	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
27	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
28	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
29	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
30	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
31	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
32	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
33	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
34	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
35	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
36	ARECA PALM	DYPSIS LUTESCENS	14.00	22	20
37	CORN PLANT	DRACAENA FRAGRANS	8.00	13	15
38	ROYAL PALM	ROSTONIA REGIA	16.00	40	30
39	CHINESE FAN PALM	LIVISTONA CHINEENSIS	20.00	25	25
40	ROYAL PALM	ROSTONIA REGIA	8.00	22	0
41	CHRISTMAS PALM	ADONIDIA MERRILLII	8.00	22	12

PATRICK HANNAH,
Certified Arborist LLC

Patrick Hannah ISA CA FL-6275 A
PHCA LLC.
3052825051

LAND AREA:
GROSS LAND AREA: ± 12,907 SQ FT
AREA TO CENTERLINE OF SEAWALL: ± 12,855 SQ. FT



- ABBREVIATIONS**
- A.C. AIR CONDITIONER PAD
 - A.E. ANCHOR EASEMENT
 - A.R. ALUMINUM ROOF
 - A.S. ALUMINUM SHED
 - ASPH. ASPHALT
 - B.C. BLOCK CORNER
 - B.M. BENCHMARK
 - B.O.B. BASIS OF BEARINGS
 - B.S.L. BUILDING SETBACK LINE
 - (C) CALCULATED
 - C.B. CATCH BASIN
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - C.B.W. CONCRETE BLOCK WALL
 - CH. CHORD
 - CHB. CHORD BEARING
 - CL. CLEAR
 - C.L.F. CHAIN LINK FENCE
 - C.M.E. CANAL MAINTENANCE EASEMENTS
 - CONC. CONCRETE
 - C.P. CONCRETE PORCH
 - C.S. CONCRETE SLAB
 - C.U.P. CONCRETE UTILITY POLE
 - C.W. CONCRETE WALK
 - D.E. DRAINAGE EASEMENT
 - D.M.E. DRAINAGE MAINTENANCE EASEMENTS
 - D.M.H. DRAINAGE MANHOLE
 - E. EAST
 - EB. ELECTRIC BOX
 - E.T.P. ELECTRIC TRANSFORMER PAD
 - ELEV. OR EL. ELEVATION
 - ENCR. ENCROACHMENT
 - F.D.H. FOUND DRILL HOLE
 - F.H. FIRE HYDRANT
 - F.I.P. FOUND IRON PIPE
 - F.I.R. FOUND IRON ROD
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.N.D. FOUND NAIL & DISK
 - F.N. FOUND NAIL
 - I.C.V. IRRIGATION CONTROL VALVE
 - I.F. IRON FENCE
 - L. LENGTH OF CURVE
 - LB. LICENSE BUSINESS
 - L.P. LIGHT POLE
 - L.F.E. LOWEST FLOOR ELEVATION
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - (M) MEASURED DISTANCE
 - MB. MAIL BOX
 - MH. MANHOLE
 - M.F. METAL FENCE
 - N.A.P. NOT A PART OF
 - NGVD NATIONAL GEODETIC VERTICAL DATUM
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - N.T.S. NOT TO SCALE
 - O.H.L. OVERHEAD UTILITY LINES
 - O.R.B. OFFICIAL RECORDS BOOK
 - OVH. OVERHANG
 - P.V.M.T. PAVEMENT
 - PLT. PLANTER
 - PL. PROPERTY LINE
 - P.C. POINT OF CURVE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.W.Y. PARKWAY
 - PRM. PERMANENT REFERENCE MONUMENT
 - PLS. PROFESSIONAL LAND SURVEYOR
 - (R) RECORDED DISTANCE
 - R.R. RAIL ROAD
 - RES. RESIDENCE
 - R.W. RIGHT-OF-WAY
 - RGE. RANGE
 - SEC. SECTION
 - STY. STORY
 - SWK. SIDEWALK
 - S.I.R. SET IRON REBAR
 - S.P. SCREENED PORCH
 - T. TANGENT
 - T.B. TELEPHONE BOOTH
 - T.S.B. TRAFFIC SIGNAL BOX
 - T.S.P. TRAFFIC SIGNAL POLE
 - TWP. TOWNSHIP
 - UTIL. UTILITY
 - U.P. UTILITY POLE
 - W.M. WATER METER
 - W.V. WATER VALVE
 - W.F. WOOD FENCE
 - Δ DELTA

LEGAL DESCRIPTION:
LOT 12, BLOCK 3, SAN MARINO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
409 E SAN MARINO DRIVE, MIAMI BEACH, FLORIDA, 33139

FOLIO NUMBER:
02-3232-003-0400

CERTIFICATION:
UNION TITLE SERVICES, INC.;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
409 E SAN MARINO DRIVE LLC, A FLORIDA LIMITED LIABILITY COMPANY;
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	AE
BASE FLOOD ELEVATION:	9.00 FT
COMMUNITY:	120651
PANEL:	0316
SUFFIX:	L
DATE OF FIRM:	09/11/2009

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK # D-172. LOCATOR NO. 3245 SW @ VENETIAN CSWY & SAN MARINO ISLAND; ELEVATION IS 7.79 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
CARLOS M IBARRA
Date: 2025.07.08
12:57:41 -04'00'

BY: _____
CARLOS IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

LEGEND

	CENTERLINE
	MONUMENT LINE
	OVERHEAD UTILITY LINES
	CHAIN LINK FENCE
	IRON FENCE
	WOOD FENCE
	BUILDING SETBACK LINE
	LIMITED ACCESS RW
	NON-VEHICULAR ACCESS RW
	EXISTING ELEVATION

DRAWN BY:	IG
SURVEY DATE:	03/07/2025
SURVEY NO:	25-000346-1
SHEET:	1 OF 1

Digitally signed by
CARLOS M IBARRA
Date: 2025.07.08
12:58:10 -04'00'

LB 7806 SEAL